WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2953792

Return to:

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value for this transfer, whichever is greater, is $252,900.00

Affiant

Subscribed and sworn to me, this the 7th day of September, 2018.

04/06/2021 Notary Public

My commission expires: Larry N. Westbrook

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
644 St. Jules Lane NASHVILLE, TN 37211	James Abkemeier Jr. Mary E. Abkemeier	New Owner	173-09-0A-086.00-CO

THIS INDENTURE is made effective the 13 day of July, 2018, by **Nicole D. Webb, an unmarried woman,** First Parties, for the purpose of conveying the premises described herein to James W. Abkemeier Jr. and Mary E. Abkemeir, Co-Trustees*, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

*of the James W. Abkemeier and Mary E Abkemeier Revocable Living Trust Dated 11/19/07

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 97 on the Plan of Revision One, Section Two, Lenox Village of record in Plat at Instrument No. 20020731-0091872, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicole D. Webb by Warranty deed from Stacey R. Hogan, now Worstall and husband, Chris Worstall of record in Instrument No. 20050426-0046316 Register's Office for Davidson County, Tennessee, dated April 22, 2005 and recorded on April 26, 2005.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Instrument No. 20020731-0091872, and Plat Book 421, Page 146; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, and Instrument No. 20021226-0158459; Master Deed Restrictions of record in Instrument Number 20020315-0032825; Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831,; Conveyance of common areas of record in Instrument No. 20020501-0053757, as re-recorded in Instrument No. 20020507-0056338; Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances of record in Instrument No. 20011129-0130322, Instrument No. 20011106-0121932, Book 7361, Page 230, Book 7985, Page 449 and Instrument No. 20010918-0100850; Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853; Access Easement and Easement for Right of Way and Sign of record in Instrument No. 20010103-0000902, as corrected in Instrument No. 20010822-0090889; Easement(s) for Storm Water Detention of record in Instrument No. 20020408-0042675 and Instrument No. 20020408-0042676; Grant of Easement of record in Instrument Number 20130916-0097049, in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all exisTing easements, and to all conditions as shown of Public Record.

**644 St. Jules Lane
Nashville, TN 37211

Karen Y Johnson Davidson County
Batch# 142613 DEEDWARR
09/19/2018 08:54:11 AM 2 pgs
Fees: $13.00 Taxes: $935.73

20180919-0092772

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20__, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Nicole D. Webb

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Nicole D. Webb**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 13 day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 03/08/2021

JO BAGGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 08, 2021

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.